

**ARTICLE 2
ZONING DISTRICTS AND MAP IN GENERAL**

Sec. 2.01 STATEMENT OF PURPOSE

2.01.01 **Districts Established:** For the purpose of this Ordinance, the Township of Genoa is hereby divided into the following districts:

(a) **AGRICULTURAL DISTRICTS**

Agricultural District (AG)
Country Estate District (CE)

(b) **RESIDENTIAL DISTRICTS**

Rural Residential (RR)
Low Density Residential (LDR)
Suburban Residential (SR)
Urban Residential (UR)
Lakeshore Resort Residential (LRR)
Medium Density Residential (MDR)
High Density Residential (HDR)
Manufactured Housing Park (MHP)

(c) **NONRESIDENTIAL DISTRICTS**

Public and Recreational Facilities District (PRF)
Neighborhood Services District (NSD)
Office Service District (OSD)
General Commercial District (GCD)
Regional Commercial District (RCD)
Industrial District (IND)

(d) **PLANNED UNIT DEVELOPMENT DISTRICTS**

Residential Planned Unit Development (R-PUD) Overlay District
Mixed Use Planned Unit Development (MU-PUD) District
Non-residential Planned Unit Development (NR-PUD) District
Redevelopment Planned Unit Development (RD-PUD) Overlay District
Planned Industrial Development (PID) District

(e) **TOWN CENTER OVERLAY DISTRICT**

Town Center Overlay District (TCOD)

(as amended 12/31/06)

Sec. 2.02 INTERPRETATION OF DISTRICT BOUNDARIES

A map showing by appropriate means the various districts into which Genoa Township is divided shall be entitled "Genoa Township Zoning Map." The map shall bear the date adopted or amended and is hereby made a part of this Ordinance. The Official Zoning Map shall be maintained at the Genoa Township Offices by the Township Zoning Administrator . Where uncertainty exists with respect to the boundaries of any of the districts established in this Ordinance as shown on the zoning map, the following rules shall be applied:

- 2.02.01 **Centerline or Right-of-way of Streets.** Where district boundaries are indicated as approximately following the center lines of street or highway rights-of-way, street lines, or highway right-of-way lines, such center lines, street lines, or highway right-of-way lines shall be construed to be such boundaries.
- 2.02.02 **Parallel to Streets.** Where district boundaries are so indicated that they are approximately parallel to the center lines of streets or rail rights-of-way, such district boundaries shall be construed as being parallel thereto and at such distances there from as indicated on the zoning map. If no such distance is given, such dimension shall be determined by the use of the scale shown on the zoning map. The Official Zoning Map maintained by the Township shall be used to determine such dimensions in the case of any multiple interpretations.
- 2.02.03 **Lot Lines.** Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be such boundaries.
- 2.02.04 **Waterways.** Where the boundary of a district follows, or terminates at, a stream, lake, or other body of water, the boundary line shall be deemed to be at the center line of such feature, or terminated at the limit of the adjacent jurisdiction unless otherwise indicated.
- 2.02.05 **Subdivisions.** Where the boundary of a district follows a subdivision boundary line, such boundary line shall be construed to be the district boundary line.
- 2.02.12 **Determination.** The Board of Appeals shall make a determination, upon written application or upon its own motion, in those situations where un-zoned property may exist, or where, due to the scale, lack of detail, or illegibility of the zoning map there is any uncertainty, contradiction or conflict as to the intended location of any district boundaries shown thereon or interpretation concerning the exact location of district boundary lines.

Sec. 2.03 ZONING OF VACATED PUBLIC RIGHTS-OF-WAY

Whenever any street or other public way within the Township is vacated, such street, alley or other public way or portion thereof shall automatically be zoned consistent with the zoning of the adjacent property or properties, measured from the centerline.